## IN THE UNITED STATES DISTRICT COURT FOR THE SOUTHERN DISTRICT OF TEXAS MCALLEN DIVISION

UNITED STATES OF AMERICA,

Plaintiff,

S

V. CASE NO. 7:21-cv-005

8.666 ACRES OF LAND, MORE OR LESS,
SITUATE IN STARR COUNTY,
STATE OF TEXAS; AND ISABEL G.
GONZALEZ, ET. AL.,

Defendants.

Defendants.

#### **COMPLAINT IN CONDEMNATION**

- 1. This is a civil action brought by the United States of America at the request of the Secretary of the Department of Homeland Security, through the Acquisition Program Manager, Wall Program Management Office, U.S. Border Patrol Program Management Office Directorate, U.S. Border Patrol, U.S. Customs and Border Protection, Department of Homeland Security, for the taking of property under the power of eminent domain through a Declaration of Taking, and for the determination and award of just compensation to the owners and parties in interest.
- 2. The Court has subject matter jurisdiction over this action pursuant to 28 U.S.C.§ 1358.
- 3. The interest in property taken herein is under and in accordance with the authority set forth in Schedule "A."
- 4. The public purpose for which said interest in property is taken is set forth in Schedule "B."

5. The legal description and map or plat of land in which certain interests are being acquired by the filing of this Complaint, pursuant to the Declaration of Taking, are set forth in Schedules "C" and "D."

6. The interest being acquired in the property described in Schedules "C" and "D" is set forth in Schedule "E."

7. The amount of just compensation estimated for the property interest being acquired is set forth in Schedule "F."

8. The names and addresses of known parties having or claiming an interest in said acquired property are set forth in Schedule "G."

9. Local and state taxing authorities may have or claim an interest in the property by reason of taxes and assessments due and eligible.

WHEREFORE, Plaintiff requests judgment that the interest described in Schedule "E" of the property described in Schedules "C" and "D" be condemned, and that just compensation for the taking of said interest be ascertained and awarded, and for such other relief as may be lawful and proper.

Respectfully submitted,

#### RYAN K. PATRICK

United States Attorney Southern District of Texas

By: s/ Manuel Muniz Lorenzi

#### MANUEL MUNIZ LORENZI

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McAllen, TX 78501 Telephone: (956) 618-8010

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E-mail: Manuel.Muniz.Lorenzi@usdoj.gov

## SCHEDULE A

### SCHEDULE A

### **AUTHORITY FOR THE TAKING**

The property is taken under and in accordance with 40 U.S.C. §§ 3113 and 3114, which authorize the condemnation of land and the filing of a Declaration of Taking; the Act of Congress approved September 30, 1996, as Public Law 104-208, Division C, Section 102, 110 Stat. 3009-546, 3009-554-55, as amended and codified at 8 U.S.C. § 1103(b) & note; and the Act of Congress approved March 23, 2018, as Public Law 115-141, div. F, tit. II, 132 Stat. 348, which appropriated the funds that shall be used for the taking.

# SCHEDULE B

## SCHEDULE B

## PUBLIC PURPOSE

The public purpose for which said property is taken is to construct, install, operate, and maintain roads, fencing, vehicle barriers, security lighting, cameras, sensors, and related structures designed to help secure the United States/Mexico border within the State of Texas.

## SCHEDULE C

#### SCHEDULE C

#### LEGAL DESCRIPTION

Starr County, Texas

Tract: RGV-RGC-1027

Owner: Isabel G. Gonzalez, et. al.

Acres: 8.666

**Being** a 8.666 acre tract (377,484 sq ft) parcel of land, more or less, being out of a called 118.000 acres, calculated as 123.478 acres in a portion of Porcion No. 62, said property being out of tract numbered 44, as appears on the Trimble Map of said Porcion, in Starr County, Texas conveyed to Daleth Lozano, ET AL, Volume 1519, Page 803. Said parcel of land more particularly described by metes and bounds as follows;

**Starting** at COE Project control marker S143, having the following NAD83 (2011) Grid Coordinates N=16714178.62, E=784782.59; Thence S09°43'48"W a distance of 2468.23 feet to a found ½" iron rod at an existing barbed wire fence corner and on the North line of Daleth Lozano tract, ET AL, Volume 1519, Page 803, for the **Point of Commencement,** having the following coordinates: N=16711745.89, E=784365.45.

**Thence:** S61°43'07"W along said property line, along said fence, a distance of 134.26 feet to a set 5/8" x 36" iron rebar and EMC Inc. 3" aluminum cap stamped RGV-RGC-1026-2=1027-1, for the **Point of Beginning,** having the following coordinates: N=16711682.28, E=784247.21, said point being on the Eastern boundary of the parcel herein described.

**Thence:** S36°47'37"E departing said fence, departing said property line, along said Eastern boundary, crossing the center of an existing 12 foot wide dirt road at 17 feet, a distance of 449.63 feet to a set 5/8" x 36" iron rebar and EMC Inc. 3" aluminum cap stamped RGVRGC-1027-1A for a Point on Line;

**Thence:** S36°47'37"E along said Eastern boundary, a distance of 449.63 feet to a set 5/8" x 36" iron rebar and EMC Inc. 3" aluminum cap stamped RGV-RGC-1027-1B for a Point on Line;

**Thence:** S36°47'37"E along said Eastern boundary, a distance of 449.63 feet to a set 5/8" x 36" iron rebar and EMC Inc. 3" aluminum cap stamped RGV-RGC-1027-1C for a Point on Line;

**Thence:** S36°47'37"E along said Eastern boundary, crossing the center of an existing 10 foot wide dirt road at 427 feet, to an existing barbed wire fence, a

distance of 449.64 feet to a set 5/8" x 36" iron rebar and EMC Inc. 3" aluminum cap stamped RGV-RGC-1027- 2=1028-1 for angle, said point being on the South line of the Daleth Lozano tract, ET AL, Volume 1519, Page 803 and on the North line of the Eduardo (Eddie) Lopez ET AL, Tract 2, Volume 1203, Page 627;

**Thence:** S62°14'36"W departing said Eastern boundary, along said property line, along said fence line, a distance of 212.64 feet to a set 5/8" x 36" iron rebar and EMC Inc. 3" aluminum cap stamped RGV-RGC-1027-3=1028-7 for angle, said point being on the Western boundary of the parcel herein described;

**Thence:** N36°47'37"W along said Western boundary, departing said property line, departing said fence line, a distance of 449.14 feet to a set 5/8" x 36" iron rebar and EMC Inc. 3" aluminum cap stamped RGV-RGC-1027-3A for a Point on Line;

**Thence:** N36°47'37"W along said Western boundary, a distance of 449.14 feet to a set 5/8" x 36" iron rebar and EMC Inc. 3" aluminum cap stamped RGV-RGC-1027-3B for a Point on Line;

**Thence:** N36°47'37"W along said Western boundary, a distance of 449.14 feet to a set 5/8" x 36" iron rebar and EMC Inc. 3" aluminum cap stamped RGV-RGC-1027-3C for a Point on Line;

**Thence:** N36°47'37"W along said Western boundary, crossing the center of an existing 12 foot wide dirt road at 436 feet, to an existing barbed wire fence line, a distance of 449.14 feet to a set 5/8" x 36" iron rebar and EMC Inc. 3" aluminum cap stamped RGV-RGC-1026-3=1027-4 for angle, said point being on the North line of Daleth Lozano tract, ET AL, Volume 1519, Page 803;

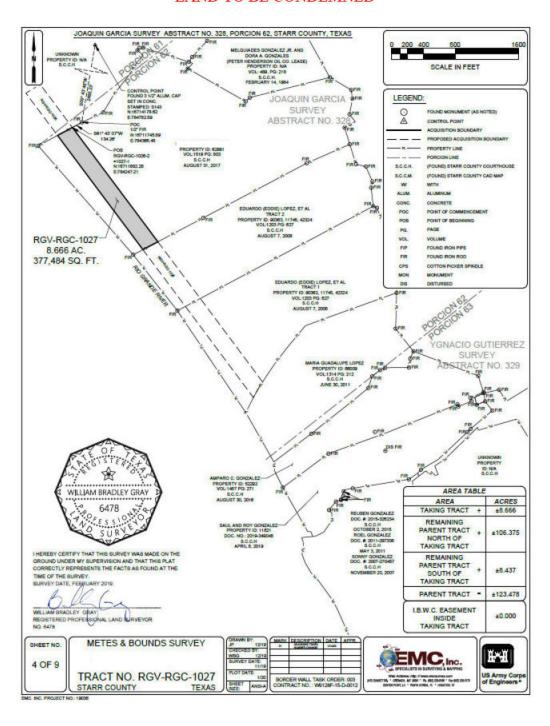
**Thence:** N61°43'07"E along said property line, along said fence, departing said Western boundary, a distance of 212.34 feet returning to the **Place of Beginning.** 

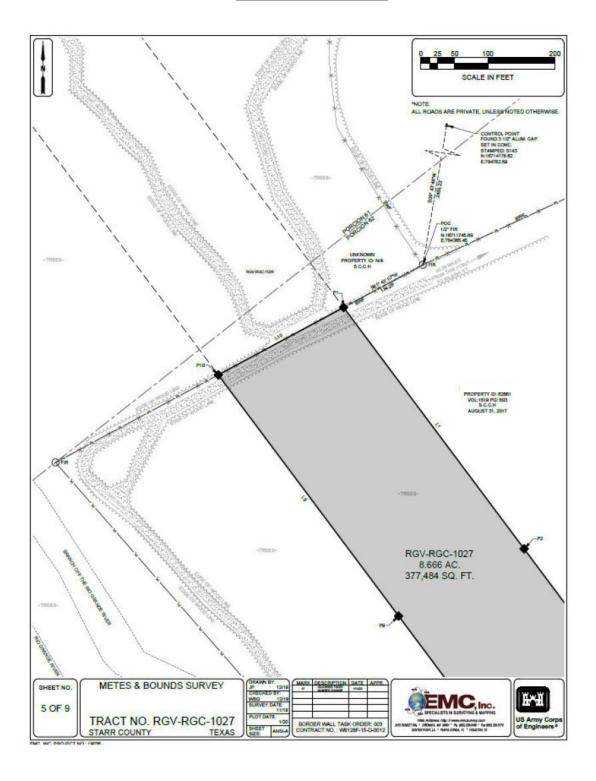
# SCHEDULE D

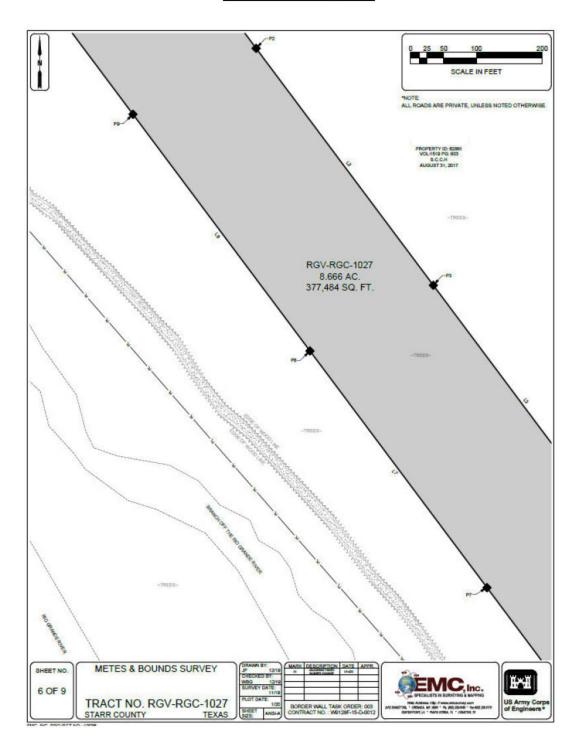
### **SCHEDULE D**

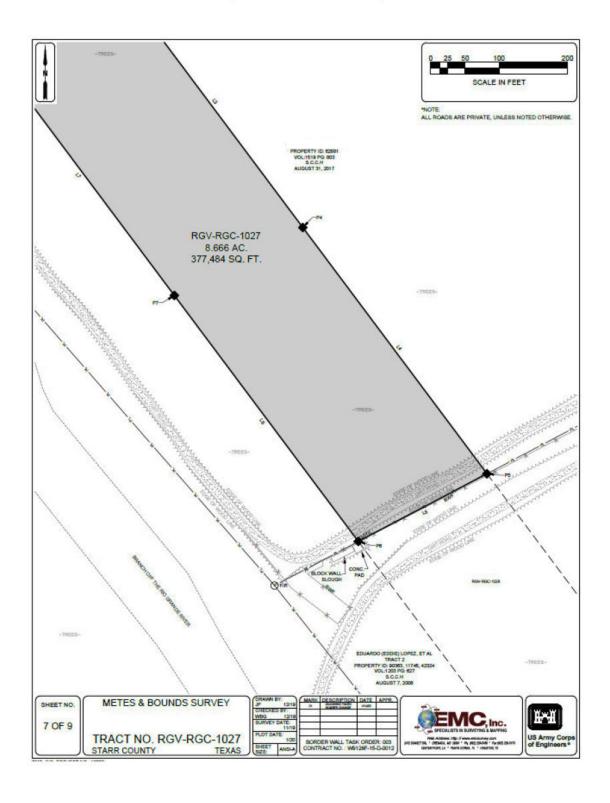
### MAP or PLAT

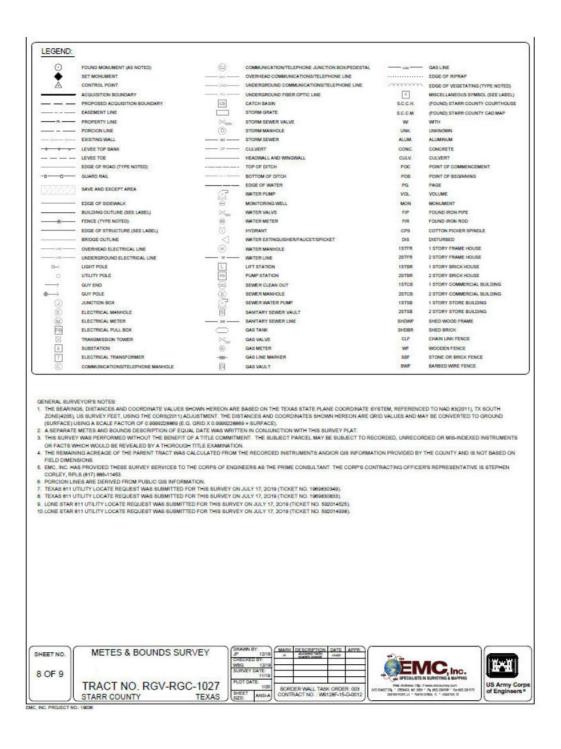
#### LAND TO BE CONDEMNED











	PARC	EL TABLE			
MONUMENT/LINE/CURVE#	MONUMENT NAME	NORTHING	EASTING	DISTANCE	DIRECTION
P1	RGV-RGC-1026-2=1027-1	16711682.28	784247.21		
L1				449.63"	536°47'37"E
P2	RGV-RGC-1027-1A	16711322.22	784516.51		
L2				449.63	536°47'37"E
P3	RGV-RGC-1027-18	16710962.15	784785.81		
L3				449.63	536°47"37"E
P4	RGV-RGC-1027-1C	16710602.09	785055.11		
L4				449.64"	536°47'37"E
P5	RGV-RGC-1027-2=1028-1	16710242.02	785324.41		
L5				212.64	562°14'36"W
P6	RGV-RGC-1027-3=1028-7	16710142.99	785136.24		
L6		3		449.14"	N36°47'37"W
P7	RGV-RGC-1027-3A	16710502.66	784867.24		
L7		5		449.14"	N36°47'37"W
P8	RGV-RGC-1027-3B	16710862.33	784598.23		
L8				449.14"	N36°47'37"W
P9	RGV-RGC-1027-3C	16711222.00	784329.23		
L9			85	449.14"	N36°47'37"W
P10	RGV-RGC-1026-3=1027-4	16711581.67	784060.22		
L10				212.34"	N61°43'07"E

9 OF 9

METES & BOUNDS SURVEY

TRACT NO. RGV-RGC-1027 STARR COUNTY TEXAS

DRAWN BY:	MARK	DESCRIPTION	DATE	APPR.
JP 12/19	Øt.	MUNICIPAL CHARGE	67900	10000
CHECKED BY:				
WBG 12/19		20 20		
SURVEY DATE:	_			-
11/19	_		-	_
PLOT DATE:		7 2		_
1/20	BORG	ER WALL TASK	chene	P-009
SHEET		RACT NO.: WE		





Tract: RGV-RGC-1027

Owner: Isabel G. Gonzalez, et. al.

Acres: 8.666

## SCHEDULE E

### **SCHEDULE E**

#### ESTATE TAKEN

Starr County, Texas

Tract: RGV-RGC-1027

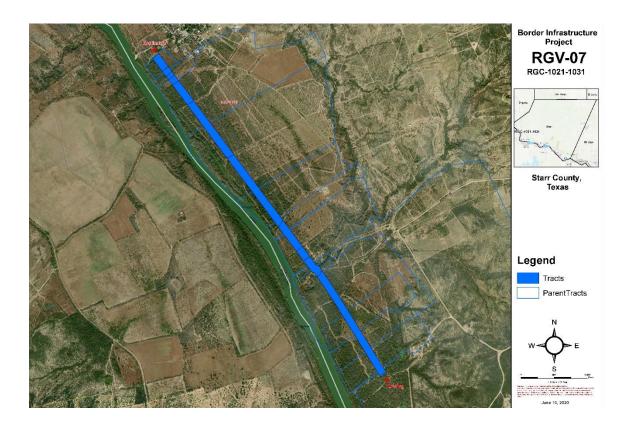
Owner: Isabel G. Gonzalez, et. al.

Acres: 8.666

The estate taken is fee simple, subject to existing easements for public roads and highways, public utilities, railroads, and pipelines; and subject to all interests in minerals and appurtenant rights for exploration, development, production and removal of said minerals;

Reserving to the owners of land described in conveyance recorded on August 31, 2017, with Official Records of Starr County, Texas, volume 1519, page 803, Document No. 2017-338245, reasonable access to and from the owners' lands lying between the Rio Grande River and the border barrier through opening(s) or gate(s) in the border barrier between the westernmost mark labeled "Beginning" and easternmost mark labeled "Ending" depicted on the map below;

Excepting and excluding all interests in water rights and water distribution and drainage systems, if any, provided that any surface rights arising from such water rights or systems are subordinated to the United States' construction, operation and maintenance of the border barrier.



# SCHEDULE F

## **SCHEDULE F**

## ESTIMATE OF JUST COMPENSATION

The sum estimated as just compensation for the land being taken is FORTY ONE THOUSAND AND FIFTY FOUR DOLLARS AND NO/100 (\$41,054.00), to be deposited herewith in the Registry of the Court for the use and benefit of the persons entitled thereto.

## SCHEDULE G

### SCHEDULE G

### **INTERESTED PARTIES**

The following table identifies all persons who have or claim an interest in the property condemned and whose names are now known, indicating the nature of each person's property interest(s) as indicated by references in the public records and any other information available to the United States. See Fed. R. Civ. P. 71.1(c).

Interested Party	Reference
D. L. (Minor Child)	RGV-RGC-1027
c/o Raul Lozano, Jr. (caregiver)	Gift Deed dated June 15, 2017, recorded
	August 31, 2017, as Document No. 2017-
ROMA, TX	00338245 in Book OR, Volume 1519,
	Pages 803, 804, 805, Official Public
	Records, Starr County, Texas.
K. L. (Minor Child)	Gift Deed dated June 15, 2017, recorded
c/o Raul Lozano, Jr. (caregiver)	August 31, 2017, as Document No. 2017-
<u>.</u>	00338245 in Book OR, Volume 1519,
ROMA, TX	Pages 803, 804, 805, Official Public
	Records, Starr County, Texas.
D. L. (Minor Child)	Gift Deed dated June 15, 2017, recorded
c/o Raul Lozano, Jr. (caregiver)	August 31, 2017, as Document No. 2017-
	00338245 in Book OR, Volume 1519,
ROMA, TX	Pages 803, 804, 805, Official Public
	Records, Starr County, Texas.
Isabel G. Gonzalez	Warranty Deed dated October 22, 1962,
Isabel G. Golizalez	recorded November 28, 1962, as Document
MCALLEN, TX	No. 1962-58394, Official Public Records,
WEADLEN, 171	Starr County Texas
	<b>5</b>
Ameida Salinas	Tax Authority
Starr County Tax Assessor & Collector	
100 N FM 3167, Room 201	
Rio Grande City, Texas 78582	

JS 44 (Rev. 06/17)

## Case 7:21-cv-00005 Document 1-2 Filed on 01/05/21 in TXSD Page 1 of 1 CIVIL COVER SHEET

The JS 44 civil cover sheet and the information contained herein neither replace nor supplement the filing and service of pleadings or other papers as required by law, except as provided by local rules of court. This form, approved by the Judicial Conference of the United States in September 1974, is required for the use of the Clerk of Court for the purpose of initiating the civil docket sheet. (SEE INSTRUCTIONS ON NEXT PLACE OF THIS FORM.)

purpose of initiating the civil d	ocket sheet. (SEE INSTRUC	TIONS ON NEXT PAGE OF TI	HIS FORM.)	, 1		
I. (a) PLAINTIFFS			DEFENDANTS	I AND MORE OR LESS	<u> </u>	
United States of America			8.666 ACRES OF LAND, MORE OR LESS, SITUATE IN STARR COUNTY, STATE OF TEXAS; AND ISABEL G. GONZALEZ, et. al.,			
(b) County of Residence of First Listed Plaintiff (EXCEPT IN U.S. PLAINTIFF CASES)			County of Residence of First Listed Defendant STARR  (IN U.S. PLAINTIFF CASES ONLY)  NOTE: IN LAND CONDEMNATION CASES, USE THE LOCATION OF THE TRACT OF LAND INVOLVED.			
Manuel Muniz Lorenzi, A Highway 83, Ste. 600, M	•	, SDTX, 1701 W. Bus.				
II. BASIS OF JURISDI	ICTION (Place an "X" in O	ne Box Only)		RINCIPAL PARTIES	(Place an "X" in One Box for Plaintig	
☑ 1 U.S. Government Plaintiff	`			<b>IF DEF</b> 1 □ 1 Incorporated <i>or</i> Pr of Business In T		
☐ 2 U.S. Government Defendant			Citizen of Another State	2		
			Citizen or Subject of a Foreign Country	3 🗖 3 Foreign Nation	□ 6 □ 6	
IV. NATURE OF SUIT		ly) RTS	FORFEITURE/PENALTY	Click here for: Nature	of Suit Code Descriptions.  OTHER STATUTES	
□ 110 Insurance □ 120 Marine □ 130 Miller Act □ 140 Negotiable Instrument □ 150 Recovery of Overpayment	PERSONAL INJURY  □ 310 Airplane □ 315 Airplane Product Liability □ 320 Assault, Libel &	PERSONAL INJURY  365 Personal Injury - Product Liability  367 Health Care/ Pharmaceutical Personal Injury Product Liability  368 Asbestos Personal Injury Product Liability  PERSONAL PROPERTY  370 Other Fraud  371 Truth in Lending  380 Other Personal Property Damage Product Liability  PISONER PETITIONS  Habeas Corpus:  463 Alien Detainee  510 Motions to Vacate Sentence  530 General  535 Death Penalty Other:  540 Mandamus & Other  550 Civil Rights  555 Prison Condition  560 Civil Detainee - Conditions of	☐ 625 Drug Related Seizure of Property 21 USC 881 ☐ 690 Other	□ 422 Appeal 28 USC 158 □ 423 Withdrawal 28 USC 157  PROPERTY RIGHTS □ 820 Copyrights □ 830 Patent □ 835 Patent - Abbreviated New Drug Application □ 840 Trademark  SOCIAL SECURITY □ 861 HIA (1395ff) □ 862 Black Lung (923) □ 863 DIWC/DIWW (405(g)) □ 864 SSID Title XVI □ 865 RSI (405(g))  FEDERAL TAX SUITS □ 870 Taxes (U.S. Plaintiff or Defendant) □ 871 IRS—Third Party 26 USC 7609	OTHER STATUTES  □ 375 False Claims Act □ 376 Qui Tam (31 USC	
VI. CAUSE OF ACTION OF ACT	Cite the U.S. Civil Sta 40 U.S.C. 3113 a Brief description of ca Land condemnati CHECK IF THIS UNDER RULE 2	Appellate Court tute under which you are fi nd 3114 use: on proceeding for fee IS A CLASS ACTION		tutes unless diversity): uct, install, operate, and	maintain border security if demanded in complaint:	
VIII. RELATED CASI	E(S) (See instructions):	JUDGE	MEN OF BEGORE	DOCKET NUMBER		
01/05/2021		signature of attor s/Manuel Muniz I				
FOR OFFICE USE ONLY  RECEIPT # A!	MOUNT	APPLYING IFP	JUDGE _	MAG. JUI	OGE	